170.0	0003	0002.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	595,300 /	595,300
					USE VALUE:	595,300 /	595,300
					ASSESSED:	595,300 /	595,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		SURRY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PANCHERI LOUIS A & ELISA M/TRS	
Owner 2:	PANCHERI REALTY TRUST	
Owner 3:		
Street 1:	109 LEISURE GREEN DR #160	
Street 2:		
Twn/City:	MASHPEE	
St/Prov:	MA Cntry:	Own Occ: N
Postal:	02649	Type:

PREVIOUS OWNER

Owner 1:	HAYDEN JEFFERY N -
Owner 2:	-
Street 1:	35 SURRY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 2,801 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Vinyl Exterior and 1129 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2801.000	242,500		352,800	595,300
Total Card	0.064	242,500		352,800	595,300
Total Parcel	0.064	242,500		352,800	595,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 527.28 | /Parcel: 527.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	112639
GIS Ref	
GIS Ref	
Insp Date	09/04/18

!13134!

PREVIOUS ASSESSMENT

Parcel ID: 170.0-0003-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	242,600	0	2,801.	352,800	595,400	595,400	Year End Roll	12/18/2019
2019	101	FV	211,700	0	2,801.	352,800	564,500	564,500	Year End Roll	1/3/2019
2018	101	FV	215,200	0	2,801.	312,500	527,700	527,700	Year End Roll	12/20/2017
2017	101	FV	215,200	0	2,801.	262,100	477,300	477,300	Year End Roll	1/3/2017
2016	101	FV	215,200	0	2,801.	262,100	477,300	477,300	Year End	1/4/2016
2015	101	FV	203,700	0	2,801.	226,800	430,500	430,500	Year End Roll	12/11/2014
2014	101	FV	170,700	0	2,801.	219,300	390,000	390,000	Year End Roll	12/16/2013
2013	101	FV	170,700	0	2,801.	208,700	379,400	379,400		12/13/2012

PRINT

Date	Time
12/11/20	03:08:20

LAST REV

Date	Time
05/01/20	11:03:23
jorourke	
13134	

USER DEFINED

Prior Id # 1:	112639
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAYDEN JEFFERY	74034-346		1/24/2020		485,000	No	No		
NEISH HILDA M,	63996-433		7/30/2014		460,000	No	No		
	9631-145		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/1/2020	SQ Returned	JO	Jenny O
4/17/2020	SQ Mailed	MM	Mary M
9/4/2018	Inspected	BS	Barbara S
7/25/2018	MEAS&NOTICE	CC	Chris C
5/14/2015	SQ Returned	MM	Mary M
3/11/2009	Inspected	189	PATRIOT
12/31/2008	Measured	372	PATRIOT
1/27/2000	Inspected	276	PATRIOT
12/28/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		2801		Sq. Ft.	Site		0	70.	1.80	8									352,820						352,800	

Total AC/HA: 0.06430 | Total SF/SM: 2801 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 352,820 | Spl Credit | Total: 352,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.97320992
Adj $ / SQ:	170.798
Other Features:	68200
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	297853
Depreciation:	55401
Depreciated Total:	242452

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5		BRs:	2		Baths:	1		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

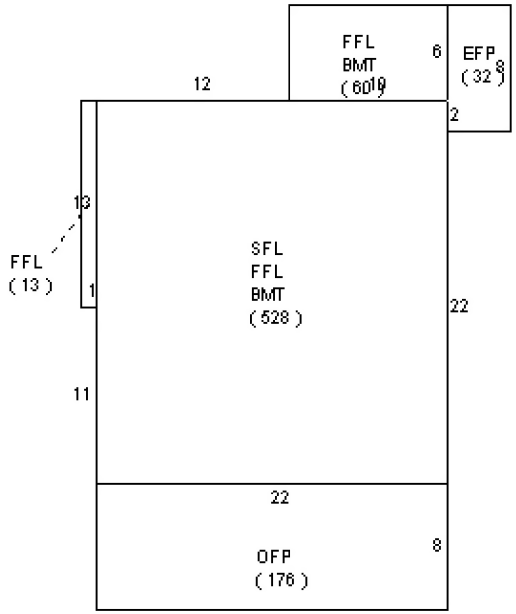
No Unit	RMS	BRS	FL
1	5	2	M
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	170.80
Special Features:	0	Val/Su Net:	125.97
Final Total:	242500	Val/Su SzAd	214.79

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	601	170.800	102,650
BMT	Basement	588	51.240	30,129
SFL	Second Floor	528	170.800	90,182
OFP	Open Porch	176	25.180	4,432
EFP	Enclos Porch	32	70.660	2,261
	Net Sketched Area:	1,925	Total:	229,654
Size Ad	1129	Gross Are	1925	FinArea 1129

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

170.0-0003-0002.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: